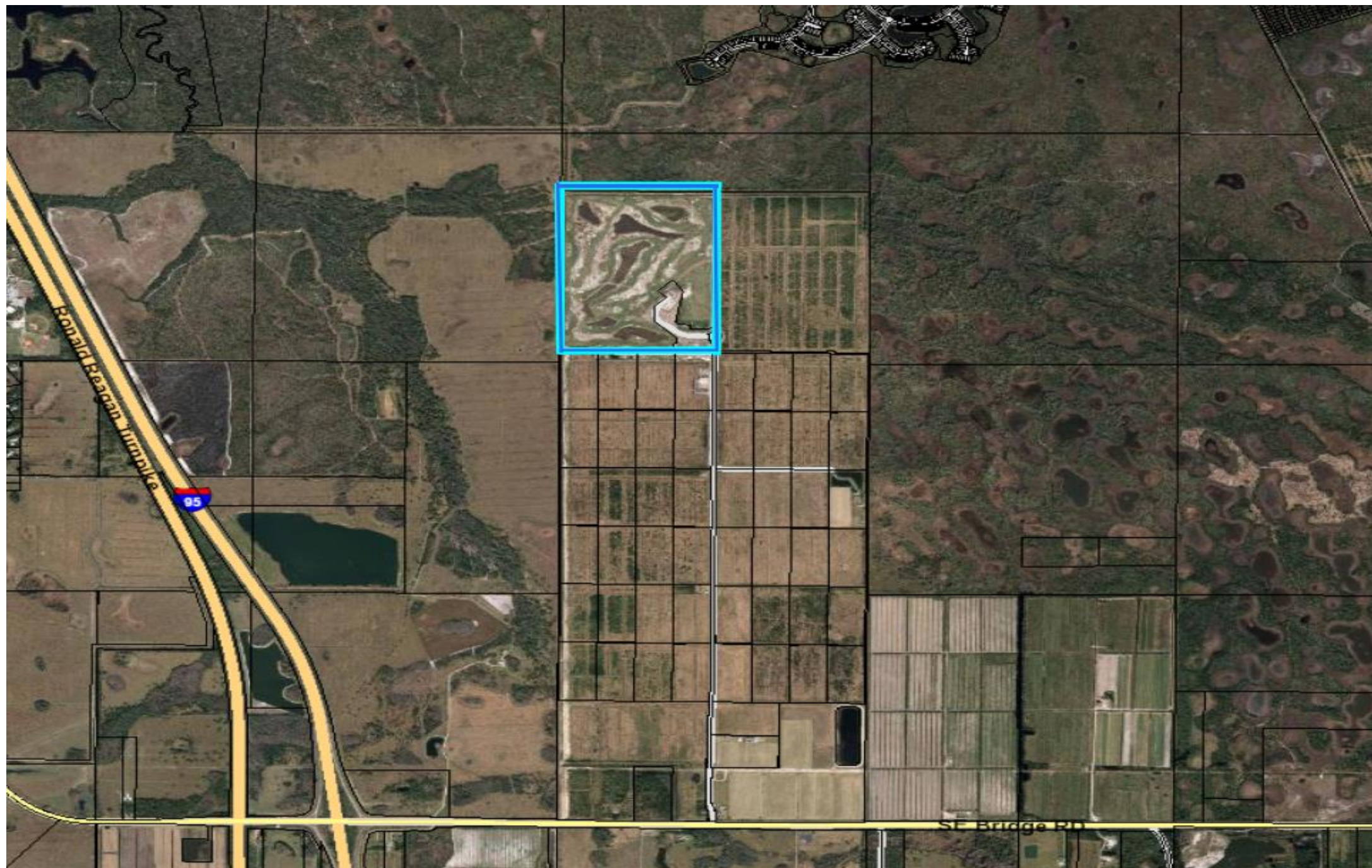



# CPA 19-7 Grove Golf Course LLC

- ▶ APPLICANT: Grove XXIII Golf Course LLC
- ▶ REPRESENTED BY: Lucido & Associates
- ▶ Proposed text amendment to Policy 4.1B.2 and Policy 10.2A.8
- ▶ Permits an on-site sewage disposal system with a max. 2000 gpd for Golf Cottages
- ▶ Limited to one private golf course, located outside PUSD



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- ▶ The site mentioned in the proposed language is designated as Agricultural and is 226 acres
  - ▶ This site does not have access to centralized water and sewer service
  - ▶ Golf courses are already permitted uses in the County's agricultural zoning districts and the golf cottages included in the proposed language are accessory uses to golf courses



- ▶ Grove XXIII was previously permitted to have facilities on septic systems with a total flow of 5,000 gpd (exception to 2000 gpd limitation was granted)
- ▶ Proposed text recognizes this and allows an additional 2,000 gpd to be used towards the 4 golf cottages.

### Proposed Language for Policy 4.1B.2.

The tract of real property described in the Special Warranty Deeds recorded at OR Book 3020, Page 2321, and OR Book 3020, Page 2328 of the Public Records of Martin County that is limited to an 18-hole private golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 5,000 gallons per day for the clubhouse, maintenance area, guardhouse and golf course shelters; and up to four (4) golf cottages, which may be permitted as an accessory use to the golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 2,000 gallons per day subject to State Health Department regulations.

## Chapter 10

*Policy 10.2A.8.* The following standards shall apply to all on-site sewage treatment and disposal system installations:

1. No onsite sewage treatment and disposal system shall exceed a total site buildout flow of 2,000 gpd, except as described below and in Policy 4.13A.8(5) and Policy 4.1 B.2(4). Total site buildout shall be as determined by the Florida Department of Health.

# Staff Recommendation: Approval

- ▶ Amendment only pertains to Grove XXIII, preventing negative consequences that could arise if all golf courses outside the PUSD were allowed to have the particulars addressed in the proposed language
- ▶ Site specific approach and the elements in the new language (limit to number of cottages) are reasons why staff recommends approval